

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

NCM 24-030605  
LOGS Legal Group LLP  
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ATTORNEYS FOR PNC BANK, NATIONAL  
ASSOCIATION

IN RE:

HARRIS KIM,

DEBTOR



Order Filed on October 3, 2024  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 24-16954-JNP

Judge: HONORABLE JERROLD N.  
POSLUSNY, JR.

Chapter 13

**CONSENT ORDER RESOLVING OBJECTION TO MOTION TO SELL REAL PROPERTY**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby ORDERED.

**DATED: October 3, 2024**

A handwritten signature in black ink, appearing to read "J. Poslusny", is written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

This matter being opened to the Court by Robert C. Nisenson, Attorney for the Debtor, upon the filing of a Notice of Motion to Sell Real Property located at 5 Clemson Road, Cherry Hill, NJ 08034, and LOGS Legal Group LLP, Attorneys for PNC Bank, National Association, hereinafter "Secured Creditor," upon the filing of an Objection to Motion to Sell Real Property, and due notice of said Objection having been given to the Debtor and the attorney for the Debtor, AND CONSENT OF THE PARTIES APPEARING HEREON and for good cause shown,

1. Debtor must sell the real property located at 5 Clemson Road, Cherry Hill, NJ 08034 within ninety (90) days of the entry of this Order.
2. Secured Creditor will provide to Debtor an updated payoff quote upon advance notice and request from the Debtor of a scheduled closing date.
3. The sale must fully payoff and satisfy Secured Creditor's lien secured to real property located at 5 Clemson Road, Cherry Hill, NJ 08034. Debtor agrees to remit funds directly from the closing of this sale to Secured Creditor to fully satisfy its mortgage lien. Any sale short of a full payoff is subject to Secured Creditor's final approval.
4. Secured Creditor agrees this Consent Order resolves the Objection to Motion to Sell filed on September 26, 2024; ECF Doc.: 32.
5. The terms of this Consent Order shall be deemed incorporated into any Order granting Debtor's Motion to Sell Real Property as may be entered by the Court.


We hereby consent to the form, content,  
and entry of the within Order.

LOGS Legal Group LLP

/s/Elizabeth L. Wassall

Elizabeth L. Wassall, Esquire  
Attorney for the Secured Creditor

Date: 10-2-2024

  
Mitchell L. Chambers, Jr., Esquire  
Attorney for the Debtor

Date: 10/2/24

In re:  
Harris Kim  
Debtor

Case No. 24-16954-JNP  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-1  
Date Rcvd: Oct 03, 2024

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 05, 2024:

Recip ID	Recipient Name and Address
db	+ Harris Kim, 5 Clemson Road, Cherry Hill, NJ 08034-1213

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 05, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 3, 2024 at the address(es) listed below:

Name	Email Address
Andrew B Finberg	ecfmail@standingtrustee.com ecf.mail_9022@mg.bkdocs.us
Denise E. Carlon	on behalf of Creditor NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Elizabeth L. Wassall	on behalf of Creditor PNC Bank National Association ewassall@logs.com, njbankruptcynotifications@logs.com;logsecf@logs.com
Mitchell L Chambers, Jr.	on behalf of Debtor Harris Kim ecfbcb@comcast.net
R. A. Lebron	on behalf of Creditor PNC Bank National Association bankruptcy@fskslaw.com

District/off: 0312-1

User: admin

Page 2 of 2

Date Rcvd: Oct 03, 2024

Form ID: pdf903

Total Noticed: 1

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6